



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 09, 2021 03:12 PM Fee: \$38.00

2021270050

Electronically Recorded

**MANAGEMENT CERTIFICATE
THE BOULEVARD AT LAKEWAY HOA, INC.**

The undersigned, being an Officer of The Boulevard at Lakeway HOA, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Behrens Ranch (the "Subdivision Development").
2. The name of the Association is The Boulevard at Lakeway HOA, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

The Boulevard at Lakeway, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 200700039 in the Official Public Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

The Boulevard at Lakeway HOA, Inc. Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2007143099 in the Official Public Records of Travis County, Texas.

First Amendment to the Declaration of The Boulevard at Lakeway HOA, Inc., recorded at Document No. 2007209297 in the Official Public Records of Travis County, Texas.

Second Amendment to the Declaration of The Boulevard at Lakeway HOA, Inc., recorded at Document No. 2009178584 in the Official Public Records of Travis County, Texas.

Third Amendment to the Declaration of The Boulevard at Lakeway HOA, Inc., recorded at Document No. 2009183527 in the Official Public Records of Travis County, Texas.

The Boulevard at Lakeway Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2018068356 in the Official Public Records of Travis County, Texas.

First Amendment to the Declaration of The Boulevard at Lakeway HOA, Inc., recorded as Document No. 2019063970 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

The Boulevard at Lakeway HOA, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
 700 Market Street, Building 3
 Cedar Park, TX 78613
 Tel: (512) 918-8100
 Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFI's!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00

Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

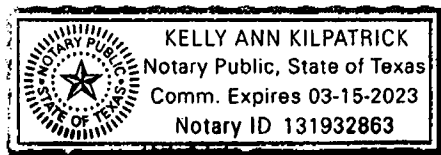
This Management Certificate is effective as of the 18 day of November, 2021.

THE BOULEVARD AT LAKEWAY HOA, INC., a Texas
nonprofit corporation

By: [Signature]
Name: DONALD PINS
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of November, 2021, by
Douglas Plas, Registered Agent for The Boulevard at Lakeway HOA, Inc.,
a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
THE BOULEVARD AT LAKEWAY HOA, INC.